

MITIGATED NEGATIVE DECLARATION

February 7, 2008

Project Name: Wireless Telecommunications Facility – Clevenger Canyon

Project Number(s): P06-092, Log No. 06-09-024

**This Document is Considered Draft Until it is Adopted by the Appropriate
County of San Diego Decision-Making Body.**

This Mitigated Negative Declaration is comprised of this form along with the Environmental Initial Study that includes the following:

- a. Initial Study Form
 - b. Environmental Analysis Form and attached extended studies for Aesthetics (Visual Analysis), Noise, and a Stormwater Management Plan
1. California Environmental Quality Act Mitigated Negative Declaration Findings:

Find, that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period, and; on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration) that there is no substantial evidence that the project will have a significant effect on the environment.
2. Required Mitigation Measures:

Refer to the attached Environmental Initial Study for the rationale for requiring the following measures:

A. TRANSPORTATION

1. The payment of the Transportation Impact Fee, which will be required at issuance of building permits, in combination with other components of this program, will mitigate potential cumulative traffic impacts to less than significant.

3. Critical Project Design Elements That Must Become Conditions of Approval:

The following project design elements were either proposed in the project application or the result of compliance with specific environmental laws and regulations and were essential in reaching the conclusions within the attached Environmental Initial Study. While the following are not technically mitigation measures, their implementation must be assured to avoid potentially significant environmental effects.

1. The equipment shelter will have a Spanish-style tile roof to match the existing residence.
2. The equipment shelter will be painted to blend with existing rocks on site.
3. Radio Frequency (RF) socks will be placed over the panel antennas with the branches of the monopine extending over the antennas to provide additional camouflage.
4. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise conform to Section 6324 of the Zoning Ordinance.
5. The parking areas and driveways shall be well maintained.
6. Landscaping shall consist of three (3) thirty-six inch (36") Aleppo Pine trees (*Pinus Halepensis*) to be placed on the north, west, and south side of the proposed equipment shelter.
7. All landscaping shall be adequately watered and well maintained at all times.
8. Property owners shall agree to preserve and save harmless the County of San Diego and each officer and employee thereof from any liability or responsibility for any accident, loss, or damage to persons or property happening or occurring as the proximate result of any of the work

undertaken to complete this work, and that all of said liabilities are hereby assumed by the property owner.

9. The applicant shall maintain the appearance of the facility and associated equipment shelter, as depicted in photo simulations in file P 06-092, for the duration of the facility's operation and remove same upon termination of use.
10. All graffiti on any components of the facility shall be removed promptly in accordance with County regulations. Graffiti on any facility in the public right-of-way must be removed within 48 hours of notification.
11. All wireless telecommunications sites shall be kept clean and free of litter.
12. All equipment cabinets shall display a legible operator's contact number for reporting maintenance problems.
13. All wireless carriers who intend to abandon or discontinue the use of any wireless telecommunications facility shall notify the County of such intention no less than 60 days prior to the final day of use.
14. Wireless telecommunications facilities with use discontinued shall be considered abandoned 90 days following the final day of use.
15. All abandoned facilities shall be physically removed by the facility owner no more than 90 days following the final day of use or determination that the facility has been abandoned, whichever occurs first.
16. The County reserves the right to remove any facilities that are abandoned for more than 90 days at the expense of the facility owner.
17. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain.
18. Noise from any equipment supporting the facility shall meet the requirements of the County's Noise Ordinance on an average hourly basis.
19. Equipment cabinets and antenna structures shall be secured to disallow unauthorized access.

20. Comply with all applicable stormwater regulations at all times. The activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (Ordinance No. 9424 and Ordinance No. 9426) and all other applicable ordinances and standards. This includes requirements for materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas greater than 1 acre require that the property owner keep additional and updated information onsite concerning stormwater runoff. This requirement shall be to the satisfaction of the Director of Public Works.
21. Emergency power or uninterrupted power supplies shall be in accordance with Article 64, Stationary Lead-Acid Battery Systems of the California Fire Code. Sign(s) must be posted as required in California Fire Code section 6404.7
22. Interference with fire department radio communication from cellular cell sites shall be corrected immediately by the applicant

ADOPTION STATEMENT: This Mitigated Negative Declaration was adopted and above California Environmental Quality Act findings made by the:

on _____

ALYSSA MAXSON, Planning Manager
Regulatory Planning Division

AM:MT:jcr

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